

Featured Listings from the

Preferred Real Estate Group

Whyte Ave Condos
\$169,900 & up, 1 bed



MacEwan Condo
\$199,986 - 1 bedroom



Oliver Condos
\$0 down, \$995/mo.



Downtown Condos
Starting at \$124,900



Maple Ridge Park
\$99,986 - 2 Bdrms



2 Storey in South East
\$359,986



North of Oliver Square
\$1,888,200 (18 Units)



Westmount Apartment
\$2,412,700 (23 Units)



WANTED

Southside houses, min.
3 bedrooms, under
\$350,000
We have buyers looking,
call us today!!

For more details on any of the listings above, either visit us at PreferredGroup.ca or call our office with any questions.

Mission Statement

Preferred Real Estate Group works with families and individuals in Edmonton who want to make **Educated** choices with their housing needs and create **Wealth** through Real Estate.



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“Creating **Wealth** through Real Estate”

Halloween Pricing.....

With the fun of Halloween approaching, we are bombarded with many other scary themes as of late. The US election, the continued economic problems south of the border... but what does that really mean to us here in Edmonton? Edmonton isn't the average, and we have more fundamental factors for positive growth and stable real estate values than most any major city in Canada. Read this month's market interpretation and come to one of our upcoming seminars to find out more.



Preferred in the news... We were recently asked to contribute to a Shaw TV spot on the downtown condo market. Check it out on our website under “About us” and “In the News.” If you know anyone

wanting expert advice on buying or selling a condo downtown, give us a call.

(top row, left to right)

John Carter - Multi-Family &
Condo Conversion Specialist

Anu Khullar - Listing Specialist

Christopher Albanese - Investment Specialist

(front row, left to right)

Shannon Wilton - Buyer Specialist

Jocelyn Ujueta - Client Care Coordinator



Client Appreciation Event

See all the photos from this fun event on our website at: www.PreferredGroup.ca, under About Us, Seminars & Socials

“What an amazing time we had at the Edmonton Valley Zoo!! Thank you so much for the invitation, we'll definitely come again!”



Realtors Association of Edmonton

REALTORS® have been kept busy with strong sales of homes through the Multiple Listing Service® in the past three months. **September residential sales were up 65.9% from the same month in 2007** and built on year-over-year sales increases in July and August. **“Edmonton may be the only housing market in western Canada that has increased sales in the third quarter,”** said Marc Perras, president of the REALTORS® Association of Edmonton. “After peaking at record sales numbers in early 2007 the market slowed through the first half of this year. But sales have certainly picked up to the normal range and surpassed same month sales from last year.”

There were 1,140 sales of single family residences in September with an average price* of \$362,097 down 1.9% from last month. Condominium sales were up from the previous month by 11.7% with an average price of \$252,234 on 477 sales during September. Duplex and row houses sold on average for \$315,690, which was up 0.1% from August with sales of 79 units. The average residential sales price (including all types of residential property) was down 1.3% from last month to \$324,906. “The sales increases may have been helped by slightly softer prices for all types of homes,” said Perras. **“But a bigger factor is the continuing strength of the local economy including low unemployment, low vacancy rates and economic growth at four times the national average.”** He also noted that the average price for single family homes may be lower because of the increased number of entry level priced homes being sold as compared to pricier move-up or estate sales.

“Home buyers have come to the realization that a sudden market collapse in Edmonton is unlikely and that now is actually a good time to buy a home while inventory still remains high and interest rates are low,” he said. There were 8,808 homes in the MLS® inventory at the end of September (down 804 units) based on 3,140 listings and 1,729 sales during the month. The sales-to-listing ratio was 55% (51% in August) and days on market was down by two days to 61 days in September. Total residential sales for the month were worth \$562 million contributing to a total of \$5.63 billion in total MLS® sales this year.

Preferred Market Interpretation

Don't wait, buy your first home now before it's too late again!! If you have equity in your home, turn that into a 'free' investment property now!! The rental market is very strong, demand is increasing from continued increase in population. That will continue for the next several years at least with infrastructure and oil and gas related growth. It's hard for Edmontonians to believe we won't be negatively affected by the US, and there will be effects, but prices have stabilized and now is a great time to buy. Plenty of selection and ability to negotiate, make it one of the best times to buy in the last several years. Our team also works everyday to find the best deals on the market and bring them to our clients, so don't miss out and call us today before it's too late again!!

Upcoming Preferred Seminars



What: Costly Buying Mistakes to Avoid

Who: Anyone currently renting, or thinking of buying within 6 months.

When: Wednesday October 22nd - 7pm to 8:30pm.

Where: RE/MAX River City - 301, 10171 Sask. Drive Edmonton

RSVP deadline is: Monday, October 20th, 2008

What: How to Maximize Your Home Equity Today!

Who: Home owners and landlords, anyone who owns real estate.

When: Wednesday, November 19th - 7pm to 8:30pm

Where: RE/MAX River City - 301, 10171 Sask. Drive Edmonton

RSVP deadline is: Monday, November 17, 2008

Limited seating is available, so RSVP today by calling 780-701-2626 or email info@preferredgroup.ca



Community

HALLOWEEN TIPS



1. No child should Trick or Treat Alone!
2. Crossing the roads safely and drive slowly.
3. Inspect all candy when returning home before eating them.
4. Be visible, stay in well lit areas and always walk, never run.
5. Choose a route ahead of time and plan it out.

Trick or Treat everyone and have a spooky and safe night!!

Preferred Value Coupon



\$100.00 off any Family Package of over \$1000!!

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